

PLANNING AREA SIX

Planning Area Six is bounded by the Back River to the north; Interstate 64, Andrews Boulevard, and Nickerson Boulevard to the south; the Salt Ponds and Chesapeake Bay to the east; and LaSalle Avenue to the west.



Land Use

- Maintain land use policies which enhance its character as predominantly low-density residential.
- Encourage high-valued housing opportunities where appropriate.
- Encourage planned unit residential development to provide diverse housing types and to permit developments sensitive to environmental constraints.
- Encourage appropriate locations for neighborhood commercial developments near new residential neighborhoods.

- Implement land use recommendations contained in the North King Street Corridor Study to encourage this area's redevelopment.
- The east side of North King Street between Interstate 64 and Langley Air Force Base should be reserved for continued residential development, except in those areas already zoned or developed commercially.
 - The west side of North King Street between Interstate 64 and Langley Air Force Base should be developed commercially, with the recognition that commercial uses should contribute to the character of the area and the surrounding neighborhoods, should be small scale, and generate relatively low traffic levels.
 - The section of North King Street between Pembroke Avenue and Interstate 64 should be developed as an extension of Downtown Hampton, with commercial mixed uses.
- Acquire sufficient property to implement the public recreation objectives in the White Marsh area.
- Acquire property for the Back River Conservation Area and the property adjacent to Syms Middle School for a community-scale park.

Transportation

FC – Functional Classification:

Art – arterial

Col – collector

Exp – expressway

Loc – local

TF – Time Frame

S – short

I – intermediate

L – long

CT – Current Road Type

PT – Proposed Road Type

2U – 2 lanes, undivided

4U – 4 lanes, undivided

5U – 5 lanes, undivided

2D – 2 lanes, divided

4D – 4 lanes, divided

5D – 5 lanes, divided

6D – 6 lanes, divided

8D – 8 lanes, divided

STREET	FROM	TO	FC	CT	PT	TF
Beach Road	Curves at Various locations			2U	2U	L
Dandy Point Rd.	Beach Rd.	Dandy Point	Col	2U	2U	I
Fox Hill Rd.	Old Fox Hill Rd.	Harris Creek Rd.	Art	4U	4U	I
Fox Hill Rd.	Harris Creek Rd.	Old Buckroe Rd.	Art	4U	4U	I
Harris Creek Rd.	Fox Hill Rd. Intersection	Re-locate	Col			S

Harris Creek Rd.	Fox Hill Rd.	Harris Landing Rd.	Col	2U	2U	S
Harris Creek Rd.	Fox Hill Rd.	Terminus	Col	2U	3U	L
Harris Creek Rd.	Little Back River Rd. Intersection	Add turn lane				I
Interstate 64	Bridge Tunnel	NN City Line	Exp	4D/6D	8D	L
King Street	Pembroke Ave.	Mercury Blvd.	Art	2U/4U	4D	I
King Street	Mercury Blvd.	Little Back River Rd.	Art	2U/4U	5D	I
Mercury Blvd.	Salem St. intersection	Remove eastbound left turn lane across				I
Mercury Blvd.	Langley Square intersection	Add eastbound left turn lane				I
Mercury Blvd.	Seldendale Drive	Add westbound left turn lane				I
King Street	Little Back River Rd. Intersection	Add dual turn lanes				I
King Street	Little Back River Rd.	Langley Gate	Art	2U	3U	I
King Street	Little Back River Rd.	Langley gate	Art	2U	4U	L
King Street	Interstate 64	Partial inter-change				I
Little Back River Rd.	King St. Intersection	Add dual left				I
		Add dual right				I
Little Back River Rd.	King Street	Clemwood Parkway	Art	2U	3U	I
Little Back River Rd.	King Street	Clemwood Parkway	Art	2U	4U	L
Little Back River Road	Willow Oaks Blvd.	Harris Creek Road	Art	2U	3U	L
Little Back River Road	East of River Point Drive	Straighten curve				I
Little Back River Road	Harris Creek Road intersection	Add right turn lane				I
Mercury Blvd.	Fox Hill Rd.	Fort Monroe	Art	4D/4U	6D	L

Old Buckroe Rd.	Fox Hill Road	Nickerson Blvd.	Art	2U	3U	I
Old Buckroe Road	Fox Hill Road	Nickerson Blvd.	Art		4D	S
Silver Isles Blvd.	Old Buckroe Rd.	Revere Drive	Art		4D	S
Silver Isles Blvd.	Glenhaven Dr.	Leftwich Ct.	Art		4D	S
Silver Isles Blvd.	Hall Road	Beach Road	Art	2U	4U	L
Silver isles Blvd.	Hall Road	Beach Road	Art	2U	4U	L
Woodland Road	Fox Hill Road/ LeMaster Dr.	Inter-section improve- ments				I

Community Facilities

- Fully utilize all school grounds and buildings as neighborhood or community parks and recreation centers. **(Booker and Cary Elementary Schools complete)**
- Acquire and preserve the Back River Conservation Area as passive open space.
- Work with the Virginia Living Museum to sensitively permit sections of Grandview Nature Preserve for observation areas, a visitor's center, and educational facilities.
- Continue negotiations with the White Marsh property owners to acquire the property for medium intensity recreational use.
- Acquire the Thomas property to enlarge the community park at Syms Middle School.
- Modernize the campground at Gosnold's Hope Park to increase its use.
- Developable property, west of North King Street, which would be in the path of the eastern extension of the Hampton Roads Center Parkway, if it were ever included in the Thoroughfares Plan, should be acquired as public open space. These lands shall be developed as public parks and no portion of these lands shall be developed for any other purpose without a formal amendment to this element of the adopted Comprehensive Plan.
- Expand the branch library within the Willow Oaks Shopping Center and investigate the long range construction of a free-standing facility.
- Work with Newport News Public Utilities to increase water pressure for fire protection. **(Complete)**
- Include section of Little Back River Road, Harris Creek Road, Fox Hill Road, Silver Isles Boulevard, Old Buckroe Road, North King Street, and Beach Road in the parkway system.
- Provide bike lanes along sections of North King Street, Little Back River Road, Forth Worth Street, Allendale Drive, Stockton Street, Pelham Drive, Fox Hill Road, Salt Ponds Road, Silver Isles Boulevard, Woodburn Drive, Glenhaven Drive, Revere Drive, Beach Road, Fox Grove Drive, and Woodland Road.

- Create a community center at the former Y. H. Thomas High School that provides a range of activities for all components of the community – families, elderly, youth, disabled, etc. **(Complete)**

Housing

- The waterfront in Area Six is a major incentive for development of high cost housing in the city. Encourage development of very high quality developments along this waterfront and discourage its use for less strategic housing.
- Given the environmental constraints in Fox Hill and off Harris Creek Road, review zoning and use larger-lot zoning requirements. This would also reinforce the development of these areas for housing aimed at the higher end of the market. **(Complete)**
- In the Community Development Target Area, as well as other older neighborhoods experiencing housing deterioration, establish systematic programs to insure that housing does not deteriorate to substandard conditions. These programs should be linked with needed public improvements and programs of financial assistance for housing rehabilitation.
- Target all multi-family development in this Area for programs designed to preserve the condition of major developments. This is especially true of any apartments built prior to 1970.
- Conduct periodic housing condition surveys in developments which are older than 20 years throughout this Area. While market forces will be adequate to ensure that most houses are well maintained, given the age of a significant portion of the housing, ongoing maintenance will be necessary to ensure these remain attractive neighborhoods. If deterioration of neighborhoods becomes a trend, consider strategic public improvements to generate renewed private investment.
- In order to retain the village atmosphere of Fox Hill, conduct an historic inventory and establish a local preservation district, if residents desire.
- The large number of private rental developments containing assisted housing units must be carefully monitored. If there is a threat of the loss of these units as assisted housing, work to ensure their continued availability.

Environment

- Complete plans for Grandview Nature Preserve. Encourage education of the public concerning the sensitive area, protection and enhancement of its rare species, and use commensurate with that environmental concern.

- Acquire the undeveloped properties in White Marsh and develop a plan to reflect the sensitive environmental features of White Marsh and promote public use compatible with them.
- Develop zoning modifications to increase lot sizes and address environmental sensitivity, the large areas of tidal wetlands, the substantial flood potential, the location of the flight impact areas from Langley Air Force Base, and the difficulty of providing full public services and utilities to all the peninsulas along Back River. Promote clustering of the lots away from the most sensitive lands. **(Complete)**
- Undertake a recreational boating study for all of Back River east of the King Street Bridge to examine existing and projected demands, physical needs, and constraints to expansion. Develop a program to provide for better recreational boating needs.

Urban Design

- Expand and enhance the major recreational facilities to create the image of a major center for recreation.
 - Increase the number of activities and facilities at Gosnold's Hope Park.
 - Design and implement a distinctive landscape treatment at the entrance and interior of Gosnold's Hope Park.
 - Provide a network of nature trails and observation points throughout Grandview Nature Preserve.
 - Offer educational programs focusing on environmental issues at Grandview Nature Preserve.
 - Physically link Grandview Nature Preserve with Gosnold's Hope Park by implementing the proposed parkway routes on Little Back River Road, Harris Creek Road, Fox Hill Road, and Silver Isles Boulevard (extended).
 - Promote Grandview Nature Preserve, Gosnold's Hope Park, the White Marsh area, and Grundland Creek Park as major centers for recreation.
- Promote Fox Hill to strengthen its identity.
 - Recognize the historic nature of Fox Hill.
 - Limit new development in and around Fox Hill to architectural design and materials which are complementary to its existing flavor.
 - Offer design assistance and other incentives to improve the appearance of existing buildings.
- Improve the overall visual appearance of the major corridors.
 - Design and implement unique landscape treatment within the rights-of-way of Mercury Boulevard which is consistent with the recommendation stated in the "Corridors" section of the Urban Design Element.